LEGEND

M.B.L. MINIMUM BUILDING LINE
S.S.E. SANITARY SEWER LINE
D.E. DRAINAGE EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT (APPALACHIAN POWER COMPANY, C. & P. TELEPHONE CO. OF VA., ROANOKE GAS COMPANY AND ROANOKE VALLEY CABLEVISION)
W.L.E. WATER LINE EASEMENT

MERIDIAN OF D.B. 1473 PG. 237

PROPERTY OF CITY OF ROANOKE D.B. 361 PG. 166 TAX # 6640105

PROPERTY OF SIDNEY A. WEINSTEIN & ANN G. WEINSTEIN RKE CO. D.B. 961 PG. 550 TAX # 6640106

PARCEL I PROPERTY OF SIDNEY'S INC. D.B. 1456 PG. 1460 TAX # 6640112

PARCEL II PROPERTY OF SIDNEY'S INC. D.B. 1456 PG. 1461 TAX # 6640113

PROPERTY OF THERMERTIS H. WADE RKE CO. D.B. 424 PG. 117 TAX # 6640111

AIRPORT ROAD, N.W. (VA. SEC. ROUTE # 118)

S 85°51'42" E 2462.93
2384.61'
20' P.U.E.
20' W.L.E.
ORIGINAL TAX # 6650101
439'
280'
℄ S.85°51'42"E.- 1020.98'
N.4°08'18"E. 100'
℄ 20' W.L.E. N.60°49'44"W.- 217.42'
N.85°51'42"W.
S.85°51'42"E.- 234'
APPROX. AREA SINK HOLE NON-BUILDABLE & NO FILL AREA
S.48°49'31"W.- 129.40'
S.4°08'18"W. 100'
20' W.L.E.
S.49°08'18"W. 138.28'
℄ 20' W.L.E. N.85°51'42"W.- 352'
53.36'
℄ W.L.E. S.4°08'18"W. 98.08'
212.0'
N.85°51'42"W.
S.35°29'34"E 278.82'
20.00'
℄ 20' W.L.E. N.85°51'42"W. 10.24'
S.22°34'30"E. 26.94'
216.67'
℄ W.L.E. S.4°08'18"W. 120.14'
℄ W.L.E. N.69°19'16"E. 190.60'
20' W.L.E.
℄ W.L.E. S.85°51'42"E.- 1062.20'
PARCEL # 10 34.90 AC.
FOR CONTINUATION SEE SHEET # 3 OF 4
25' M.B.L.
15' P.U.E.
CONC. MON.
C 15
C 26
C 27
583.90'
S 55°55'10" W 583.90
S 55°55'10" W 180.00'
ORIGINAL TAX # 6660111
N 55°55'10" E 180.00'
CONC. MON.
PROPERTY OF SOVRAN BANK, NA. D.B. 1497 PG. 206 D.B. 1523 PG. 212
S.35°29'34"E.- 27.09'
PARCEL # 15 0.209 AC. (GREEN AREA)
S 85°51'42" E 150.00 PARCEL # 5 0.560 AC. N 04°08'18" E 175.27 S 04°08'18" W 150.00
S 85°51'42" E 150.00 PARCEL # 2 0.560 AC. N 04°08'18" E 177.52 S 04°08'18" W 144.84
19.80
C 17
C 16
C 18
C 22 TOTAL
C 24
C 25
C 31
152.11
477.56
S.84°34'27"W.
N 84°34'27" E 297.11'
CONC. MON.
N.41°25'34"E.- 43.16'
C 23
TOWNE SQUARE BOULEVARD, N.W. (66' R/W)
PARCEL # 13 0.533 AC. 19,346 S.F.
S 34°04'50" E 185.81
S 55°55'10" W 123.78
S 34°04'50" E 115.00'
S 55°55'10" W 272.07
S 22°50'50" E 312.97
EXIST. 15' P.U.E. (D.B. 858 PG. 694)
ORIGINAL TAX # 6660111
ORIGINAL TAX # 6660102
APCO POLE #205-7014
EXIST. P.U.E. (D.B. 837 PG. 722)
20' S.S.E.
20' W.L.E.
PARCEL # 4 0.926 AC.
238.38
169.53
N 84°34'27" 252.66
S 24°43'51" E 977.90'
642.25'
PARCEL # 3 0.659 AC.
N 55°16'08" E 335.29
65.00
ORIGINAL TAX # 6650101
ORIGINAL DEED LINE
D.B. 1538 PG. 1345
D.B. 1473 PG. 237
ORIGINAL TAX # 6660110
RUTGERS STREET, N.W. (R/W VARIES)
S 27°40'45" E 715'
S 29°18'31" E 780'
717.81'
545.71'
NOTE: FOR EASEMENTS FOR PARCEL # 11 SEE SHEET # 2 OF 4
PARCEL # 11 11.37 AC.
PARCEL # 12
PARCEL 3.430
FOR CONTINUATION SEE SHEET # 2 OF 4

SHEET # 3 SHEET # 4
SHEET # 2
SHEET KEY MAP
SCALE: 1" = 1000'

120 60 0 120 240 360 FT.
GRAPHIC SCALE 1" = 120'

93.084 TOTAL ACRES
PLAT SHOWING

"TOWNE SQUARE"

PROPERTY OF
TOWNE SQUARE JOINT VENTURE
A TENNESSEE JOINT VENTURE
AND CITY OF ROANOKE, VA.
SITUATED BETWEEN AIRPORT ROAD & AVIATION ROAD, N.W.
AND ALONG HERSHBERGER ROAD, N.W.
RESUBDIVIDING TAX PARCELS 6650101, 6660101,
6660110, 6660111, & 6660102, AND DEDICATING
7.569 ACRES TO THE CITY OF ROANOKE FOR PUBLIC STREETS
ROANOKE, VIRGINIA
SCALE: 1"=120' DATE: 16 MARCH, 1987

BUFORD T. LUMSDEN & ASSOCIATES, P.C.
ENGINEERS – SURVEYORS
ROANOKE, VIRGINIA

(SEE NOTE # 1)

SHEET # 4 OF 4

#86-88E